# WARRANTY DEED

A-KW-19-7016

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ky Nguyen** | SunTrust | |
| (NAME) | (NAME) | **155-08-0A-005.00-CO** |
| **7016 Poplar Creek Trace** | P.O. Box 79041 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | Baltimore, MD 21279 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA A. SCOTT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KY NGUYEN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Poplar Creek Estates, Phase 1 of record in Plat Book 6250, Page 647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia A. Scott, unmarried by Warranty deed from Bobbie Lafollette, unmarried of record in Instrument No. 20040913-0110516 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 13, 2004.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6662, Page 433 and Book 6474, Page 346, and amended in Book 6486, Page 587; Book 6474, Page 354, Book 6486, Page 588, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter for Poplar Creek Estates Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5349, Page 921, Book 6804, Page 536, Book 6474, Page 346, Book 6474, Page 354 and Book 6486, Page 588, in the Register's Office for Davidson County, Tennessee.
- Conveyance of all common or open areas to HOA of record in Instrument Number 20011017-0113305, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 6613, Page 533, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Nashville Electric Service of record in Book 7382, Page 962, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20040913-0110516 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7016 Poplar Creek Trace, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 276886 DEEDWARR
08/27/2019 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,196.58
20190827-0086297

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26 DAY OF AUGUST, 2019.

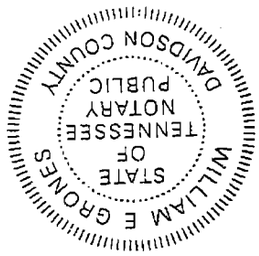
Patricia A. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA A. SCOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

